

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - May 12, 1971

Appeal No. 10712 Carrie Notes Dorman and Isaac Notes, Trustees  
of the estate of Marcus Notes, appellants.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried,  
the following AMENDMENT to the Order of the Board was entered  
at the meeting of May 18, 1971.

ORDERED:

That the request by the appellant for an amendment to the  
Board's Order in this appeal for permission to establish a  
parking lot located at rear of 5103 Georgia Avenue, NW., Lot  
809, Square 3002, be denied.

The Board in executive session May 18, 1971 denied  
appellant's request for the following amendments to  
its Order.

[1] Condition [a]: Five (5) years in lieu of  
one (1) year.

[2] Paragraph 6 in the Board's FINDINGS OF FACT  
to read: "There was no opposition to the  
granting of this appeal registered at the  
public hearing."

OPINION:

We are of the opinion that Condition [a] of the Board's Order  
is necessary in order that we may adequately determine the affect  
of such a parking facility on the present character and future  
development of the neighborhood.

We are of the further opinion that Paragraph 6 should remain  
as written in appeals where there is neighborhood opposition,  
it is so reflected in the Order.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: \_\_\_\_\_  
GEORGE A. GROGAN, Secretary of the Board

6/30/71

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - March 17, 1971

Appeal No. 10712 Carrie Notes Dorman & Isaac Notes, trustees  
of the Estate of Marcus Notes, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried,  
the following Order of the Board was entered at the meeting of  
March 23, 1971.

EFFECTIVE DATE OF ORDER - April 27, 1971

ORDERED:

That the appeal for permission to establish a parking  
lot located at rear of 5103 Georgia Avenue, N. W., Square 3002,  
Lot 809, be granted conditionally.

FINDINGS OF FACT:

1. The subject property is located in an R-3 District.
2. The property is currently an unimproved lot.
3. The appellant proposes to establish a private parking  
lot for the use of the C & P Telephone Company.
4. The lot will provide approximately fifty parking spaces  
for the private automobiles of the employees and business invitees  
of C & P Telephone Company.
5. The Department of Highways and Traffic offered no objections  
to the granting of this appeal.
6. Opposition was registered at the public hearing to the  
granting of this appeal.

OPINION:

We are of the opinion that the establishment of this private  
parking facility will not create any dangerous or otherwise

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objectionable traffic conditions, that the present character and future development of the neighborhood will not be adversely affected, and that the lot is reasonably necessary and convenient to other uses in the vicinity. However, the Certificate of Occupancy shall not issue until the conditions hereinafter set forth in this Order are complied with.

This Order shall be subject to the following conditions:

- (a) Permit shall issue for a period of one (1) year, but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.
- (b) Landscaping for the lot shall be as shown on Exhibit 12.
- (c) All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- (d) An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.
- (e) Bumper stops shall be erected and maintained for the protection of all adjoining buildings.
- (f) No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- (g) All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.
- (h) No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall

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be erected or used upon the premises unless such use or structures are otherwise permitted in the zoning district in which the parking lot is located.

- (i) Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: \_\_\_\_\_  
PATRICK E. KELLY  
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.